

STAFF RECOMENDATION
EXAMPLE FOR CORPORATE HEADQUARTERS PROJECT

TIER ONE

Tenant Improvements

- **Staff level planning review and building permit**
- No traffic or housing fees unless change of use (such as warehouse to restaurant, due prior to obtaining Building Permit)
- Voluntary TDM program

TIER TWO

Additions and new buildings up to 2001 General Plan levels (FAR 35% or 50% Futures E)

- **Staff level planning review and determination:**
 - Negative Declarations, Mitigated Negative Declarations and restatement of Overriding Considerations (if applicable)
 - Compliance with Moffett Park Specific Plan and design standards
 - Moffett Park Planning Permit valid for 2 years
 - Traffic Improvement Fees on net new trips due prior to obtaining Building Permit
 - Voluntary TDM program
 - Property Owner only may appeal decision to Planning Commission

TIER THREE

Additions and new buildings up to Specific Plan standard FAR (50% MP-TOD or 40%MP-I)

- **Staff level planning review and determination:**
 - Tier Two Requirements Plus:
 - TDM Plan with minimum 20% total trip reduction for entire site
 - Housing Mitigation Fees for that portion about 1997 GP levels

TIER FOUR

Additions and new buildings utilizing Development Reserve/TDR up to 70% MP-TOD or 50% MP-I

- **Staff level planning review and determination:**
 - Tier Two Requirements Plus:
 - TDM Program with a minimum 20% total trip reduction and 30% Peak Hour reduction
 - LEED Certified Site/Building
- **In addition, Planning Commission review and determination:**
 - Site Plan and Architectural Review Only
 - Alternatives to LEED Certified and/or 30% Peak Hour Trip reduction are requested
- **Square Footage from Reserve guaranteed for up to 7 years with prepayment of 25% of Traffic Impact Fee**

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PLANNING COMMISSION RECOMENDATION

EXAMPLE FOR CORPORATE HEADQUARTERS PROJECT**TIER ONE**

Tenant Improvements

- **Staff level planning review and building permit**
- No traffic or housing fees unless change of use (such as warehouse to restaurant, due prior to obtaining Building Permit)
- Voluntary TDM program

TIER TWO

Additions and new buildings up to 1997 General Plan levels

- **Planning Commission Public Hearing**
 - Negative Declarations, Mitigated Negative Declarations and restatement of Overriding Considerations (if applicable)
 - Compliance with Moffett Park Specific Plan and design standards
 - Moffett Park Planning Permit valid for 2 years
 - Traffic Improvement Fees on net new trips due prior to obtaining Building Permit
 - Voluntary TDM program

TIER THREE

Additions and new buildings up to Specific Plan standard FAR (55% MP-TOD or 40%MP-I)

- **Planning Commission Public Hearing**
 - Tier Two Requirements Plus:
 - TDM Plan with minimum 20% total trip reduction for entire site
 - Housing Mitigation Fees for that portion about 1997 GP levels

Exception-Expedited staff review with Planning Commission Study Session for MP-I LEED Certified and MP-TOD LEED Silver level building design.

TIER FOUR

Additions and new buildings utilizing Development Reserve/TDR up to 70% MP-TOD or 50% MP-I

- **Planning Commission Public Hearing**
 - Tier Three Requirements Plus:
 - TDM Program with a minimum 20% total trip reduction and 30% Peak Hour reduction
 - MP-I built as LEED Certified / MP-TOD built as LEED Silver

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